




MEMORANDUM

TO: Mr. Stephen Oliver, Chair
Members of the Planning Commission

FROM: Wendy Rhoades, Principal Planner, Zoning Case Management 
Planning and Zoning Department

DATE: November 9, 2016

RE: **Request to Initiate a Rezoning Application for Property located at 1139-½ Poquito Street**

The item under discussion is a request to consider directing Staff to initiate a rezoning case from SF-3-NP to MF-4-NP for 1139-½ Poquito Street.

The zoning of this 7,762 square foot platted lot was changed with the Central East Austin Neighborhood Plan Rezoning approved on December 13, 2001 (C14-01-0148). The 2001 rezoning ordinance shows that the subject lot and six other lots on the east side of Poquito Street were rezoned from MF-4-NP to SF-3-NP.

However, based on City water service permits issued to J.E. Mosby in June 1950 and March 1951, there are four residential units on the property, two in the front and two in the rear, which is a multi-family residential use. City building permits issued in October 1992 also indicate a total of four units, two in the front and two in the rear. Thus, City staff acknowledges that four units have historically occupied the property since 1951, and the necessary building permits have been sought and obtained. Current TCAD records also indicate that the property contains 2 two-family dwellings for a total of four units. The property along with adjacent properties on Poquito Street had "B" Residence zoning (later converted to MF-4), since 1943.

The adopted Neighborhood Plan documents include a list of the Top Ten Neighborhood Planning Priorities, and element #3 states: "Pursue zoning rollbacks to single family for properties in the Blackshear/Prospect Hill area that are currently zoned multi-family, commercial, or industrial but used as single-family or are vacant lots to preserve existing housing and encourage infill." It is likely that this priority served as the basis for the change in zoning to the SF-3-NP district.

There are three other multi-family zoned properties with four units along the east side of Poquito Street, but the construction is four units within one building. All three properties are identified as Multi-Family on the September 18, 2001 Existing Land Use with Zoning Overlay map, retained MF-4 base district zoning and designated as Multifamily on the Future Land Use Map.

This particular property is different with two duplexes on the property, one close to Poquito and the other a little further back. It is possible that the Staff may have seen only the front duplex on the property when viewed from the right-of-way which resulted in the misidentification of this property as Single Family on the Existing Land Use map, rezoning to SF-3-NP, and designation as Single Family on the Future Land Use Map. The property owner was notified of the zoning change on his property, and it is unclear whether he participated in the neighborhood plan and zoning process.

A representative of the property owners approached Staff expressing concern that the property had been rezoned to SF-3-NP, yet historically and currently contains a total of four units. Staff researched the permit and zoning history of the property and concluded that the 2001 rezoning for this property occurred in error.

On October 4, 2016, Staff met with representatives of OCEAN and the Blackshear/Prospect Hill to discuss the rezoning issue and corresponding Future Land Use Map issues.

Attachments:

- Aerial view of 1139-½ Poquito Street
- 1950 building permits for two frame residences
- 1951 Water Service Permits for four units
- 1992 building permits for two duplexes
- 2016 TCAD Results for 1139-½ Poquito Street
- Neighborhood Plan cover sheet and Top Ten Neighborhood Planning Priorities
- September 2001 Existing Land Use with Zoning Overlay Map
- Adopted December 2001 Neighborhood Plan Rezoning Ordinance (portion of Tract 74) and pages from the Staff report



J. E. Mosby 1139-1/2 Poquito

35 9 - -

Chernosky #6

Frame residence.

43927 3-16-50 \$1950.00

Owner

1139-1/2 B Poque

J. E. Mosby

35 9

Chernosky #6

Frame residence.

43928 3-16-50

Owner

\$1850.

Item D-01

WATER SERVICE PERMIT

Austin, Texas

C

No.

6323

6 of 31

Received of

J. E. MOSEBY

Date

6-1-50

Address

1139 1/2 POQUITO ST.

Amount

TWENTY + 110/100

Plumber

MOONEY

Size of Tap

20" 3/4"

Date of Connection

6-15-50

Size of Tap Made

3/4"

Size Service Made

3/4"

Size Main Tapped

1"

From Front Prop. Line to Curb Cock

From S, Prop. Line to Curb Cock 18'

Location of Meter

Curb

Type of Box

Lock

Depth of Main in St.

2'

Depth of Service Line

2'

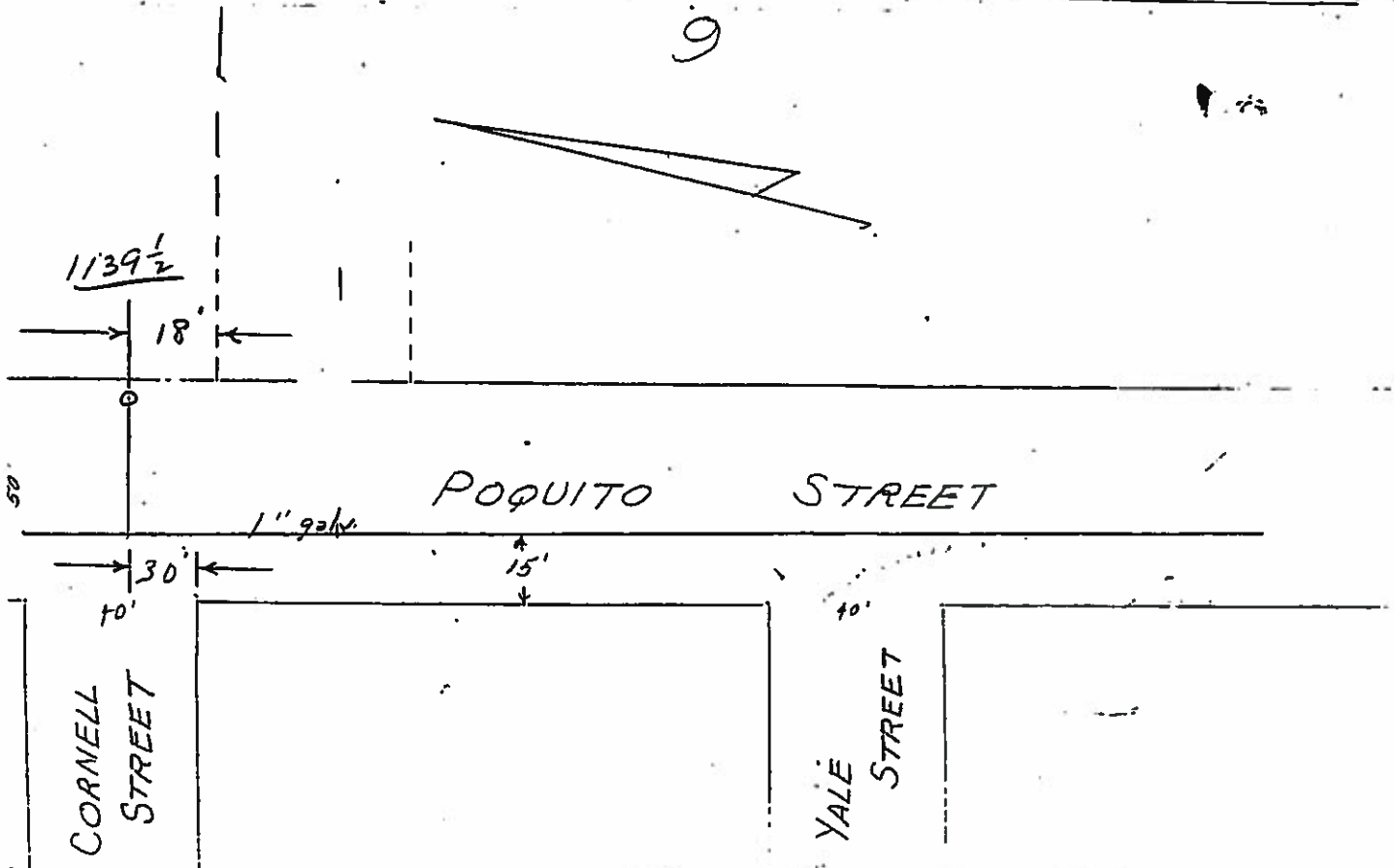
From Curb Cock to Tap on Main 30'

Checked by Engr. Dept.

7-3-50

INDEXED

No. Fittings	Size
1 Curb Cock	3/8"
1 Elbow	3/4" Cap & par Ell
St. Elbow	
2 Bushing	3/4" X 1/2" B. cap.
1 Reducer	1" X 3/4" Tapering
32' Pipe	3/4" Cap & par Ell
Lead Comp.	
Nipples	
Union	
Plug	
Tee	
1 Stop	3/4"
1 Box	
1 Lid	
Valves	
Job No.	21-323-502
P. T. No.	Relay



Austin, Texas

Received of J.E. MOSEBY Date 3-16-57

Address 1139 1/2 POQUITO FRONT B. NO.

Amount TWENTY AND NO/100 - \$20.00

Plumber E. MAGNEY Size of Tap 3/4"

Date of Connection 4-13-57

Size of Tap Made 1"

Size Service Made 1"

Size Main Tapped 2" C.I.

From Front Prop. Line to Curb Cock 7.5'

From Prop. Line to Curb Cock

Location of Meter CURB

Type of Box LOC

Depth of Main in St. 2.5'

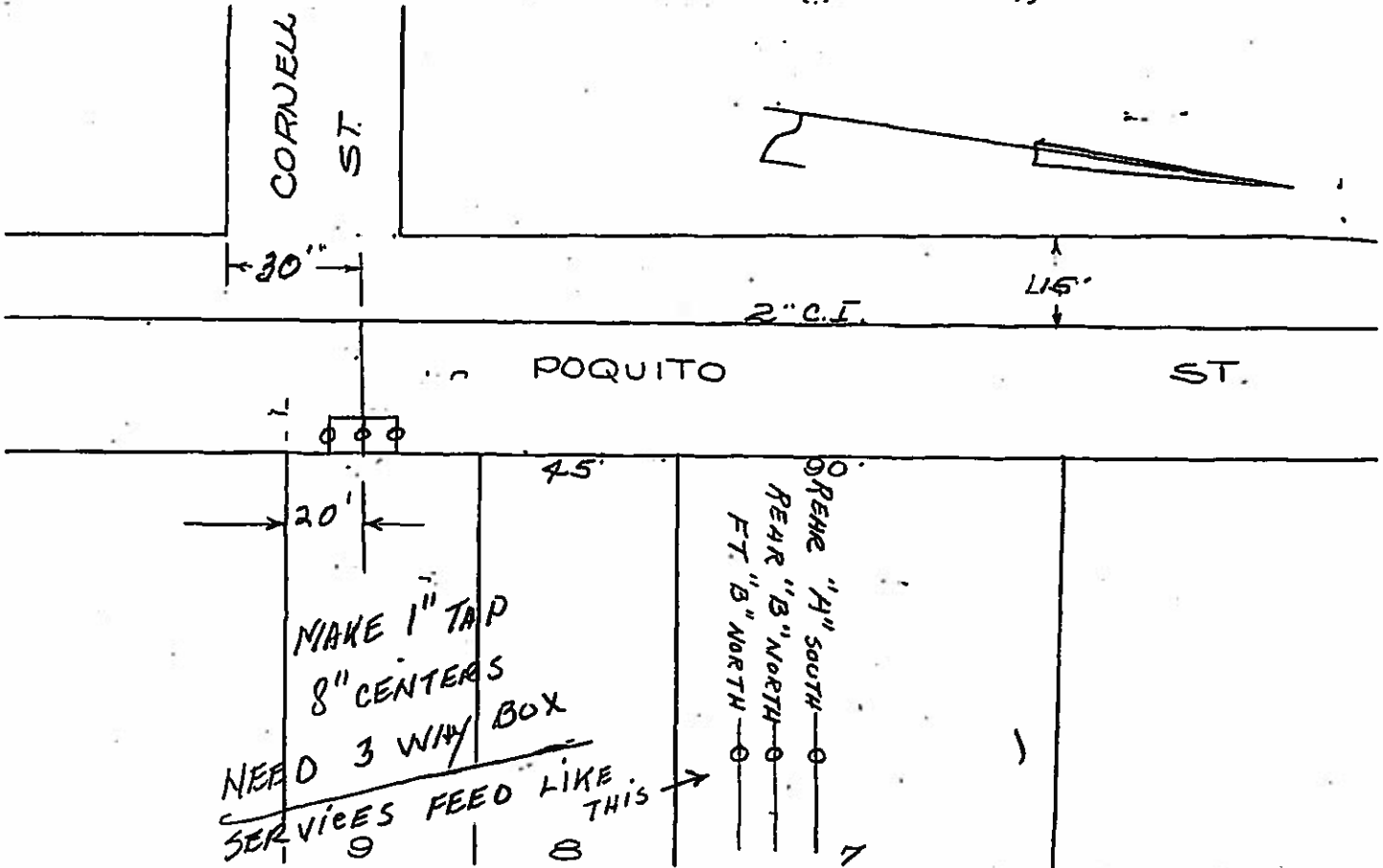
Depth of Service Line 2.5'

From Curb Cock to Tap on Main

Checked by Engr. Dept. MAY 4 1957

INDEXED

No. Fittings	Size		
3	Curb Cock		
1	Elbow		
3	St. Elbow		
1	Bushing		
1	Reducer		
1	Pipe		
2	Lead Gromp		
3	Nipples		
3	Union		
1	Plug		
3	Tee		
1	Stop		
1	Box		
1	Lid		
3	Valves		
	Job No. <u>20-323-592</u> <tr> <td></td> <td>P. T. No. <u>11000</u></td> </tr>		P. T. No. <u>11000</u>
	P. T. No. <u>11000</u>		



CHANGED TO " MAIN AND RENEWED
SERVICE WITH " COPPER ON 123221-4189

Received of J.E. Mosby Date 3-16-57
Address 1139 1/2 POQUITO PEAR A. SO.
Amount TWENTY AND 7/100 \$ 20.00
Plumber E. MOONLEY Size of Tap 3/4"
Date of Connection 4-13-51
Size of Tap Made _____
Size Service Made _____
Size Main Tapped _____
From Front Prop. Line to Curb Cock SEE TAP C-8692
From Prop. Line to Curb Cock _____
Location of Meter _____
Type of Box _____
Depth of Main in St. _____
Depth of Service Line _____
From Curb Cock to Tap on Main 4 195
Checked by Engr. Dept. KZ

INDEXED

Size

No. Fittings

Curb Cock

Elbow

St. Elbow

Bushing

Reducer

Pipe

Lead Comp.

Nipples

Union

Plug

Tee

Stop

Box

Lid

Valves

Job No.

P.T. No.

CORNELL
ST.

40'

30'

15'

2" C.I.

POQUITO

ST.

1139 1/2

TAP

C-6323

SEE TAP C-8692

9

8

7

Austin, Texas

C

No

8694

Received of JE. MOSBY Date 3-16-51

Address 1139 1/2 POQUITO PETR B. NO.

Amount TWENTY AND NO/100 \$ 20.00

Plumber E. MOONEY Size of Tap 3/4"

Date of Connection 4-13-51

Size of Tap Made

Size Service Made

Size Main Tapped SEE TAP 8692

From Front Prop. Line to Curb Cock

From Prop. Line to Curb Cock

Location of Meter

Type of Box

Depth of Main in St.

Depth of Service Line

From Curb Cock to Tap on Main

Checked by Engr. Dept. MAY 4-1951 AT

CHANGED TO 6" MAIN AND RENEWED
SERVICE WITH 1" COPPER ON 1139 1/2-4189

No. Fittings

Curb Cock

Elbow

St. Elbow

Bushing

Reducer

Pipe

Lead Comp.

Nipples

Union

Plug

Tee

Stop

Box

Lid

Valves

Job No.

P. & G. No.

CORNED
STREET

40'

30'

15'

2" C.I.

POQUITO

STREET

18" X 3/4" Cop

45'
1139 1/2
TAP
C-6323

SEE TAP C-8692

9

8

7

Rhoades, Wendy

From: Word, Daniel
Sent: Thursday, August 11, 2016 9:37 AM
To: Rhoades, Wendy
Subject: RE: Building permit help - 1139 1/2 Poquito St

For a permit that age, I don't know how meaningful the C-1000 designation is- it could be intentional, it could be a migration issue. It does seem like from the history you show that there are two duplexes on the site for a total of 4 units.

From: Rhoades, Wendy
Sent: Tuesday, August 09, 2016 3:48 PM
To: Word, Daniel
Subject: Building permit help - 1139 1/2 Poquito St

Daniel,

I'm doing some zoning-related research on 1139 Poquito Street (Lot 9) and am interested to find out if the "Conditions" section below specifically A&A-1 and 2 Gas indicates if this is a duplex with 2 gas meters. Likewise for the second BP also on Lot 9, which shows B&B-1 2 Gas. Also, do you know if the subtype C-1000 Commercial Remodel indicates there are more than 2 units on the overall site? Thank you, Wendy

Number	Cen.	Yr.	Sequence	Sec.	Rev.	Type	Status
19	92	004886	00	00	BP	Building Permit	Final

Property							Indicators
House	Prefix	Street	Type	Direction	Unit Type	Unit	
1139		POQUITO	STREET				Violations
City		Postal Code		Roll		Property Row ID	Properties
AUSTIN		78702		0206100240		606.044	Parent
Location Chernoskys #6 Part Outlot 62 Div B Block: Lot: 9 Chernoskys #6 Part Outlot 62 Div B 9						Folder Unit	Child
							Due \$0

In Date	Oct 9, 1992	Issue/Approval	Oct 9, 1992	Expires	Aug 2, 1993
Reference File #	9212298	By	PIER_ADP	Final Date	Aug 2, 1993
Sub	C-1000 Commercial Remodel		Work	Remodel	
Name	1139 Poquito Street	A?A00000	Priority		
Description	Repair Porches & Steps And Stoops To Duplex				
Conditions	Code La.J.Gallagher Verify C.O.Since 1976 Dormnt Per C Meuth 11/28/94 Snl On A&A1 2 Gas				
Group	Permits	Parent ID		Row ID	609

Coov	Create Child	Revise	Issue/Approve	Print	Re-Default	Email	GIS	Summary	Process Activity
------	--------------	--------	---------------	-------	------------	-------	-----	---------	------------------

Can. Number	Yr.	Sequence	Sec.	Rev.	Type	Status
19	92	004887	00	00	BP Building Permit	Final

Property							Indicators
House	Prefix	Street	Type	Direction	Unit Type	Unit	
Address 1139		POQUITO	STREET				Violations
	City	Postal Code	Roll		Property Row ID		Properties
	AUSTIN	78702	0206100240		606,044		Parent
Location	Chernoskys #6 Outlot 62 Div B Block: Lot 9 Chernoskys #6 Outlot 62 Div B					Folder Unit	Child
9							Due \$0

In Date	Oct 9, 1992	Issue/Approval	Oct 9, 1992	Expires	Aug 2, 1993
Reference File #	9212299	By	PIER_ADP	Final Date	Aug 2, 1993
Sub	C-1000 Commercial Remodel	Work	Remodel		
Name	1139 Poquito Street	A?B00000	Priority		
Description	Repair Porches & Steps & Stoops To Duplex				
Conditions	Code La.J.Gallagher Verify C.O.Since 1976*** Snl Oh B&B1 2 Gas				
Group	Permits	Parent ID		Row ID	6094

Item D-01

Travis CAD

Property Search Results > 195011 BOWERS REX & PAUL BARNES for Year 2016

Property

Account

Property ID: 195011 Legal Description: LOT 9 OLT 62 DIV B CHERNOSKY NO 6
 Geographic ID: 0206100241 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 1139 1/2 POQUITO ST Mapsco: 585V
 TX 78702
 Neighborhood: E0035 Map ID: 020211
 Neighborhood CD: E0035

Owner

Name: BOWERS REX & PAUL BARNES Owner ID: 1680197
 Mailing Address: 8401 B RESEARCH BLVD % Ownership: 100.0000000000%
 AUSTIN, TX 78758

Exemptions

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$120,320	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$180,000	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$300,320	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$300,320	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$300,320	

Taxing Jurisdiction

Owner: BOWERS REX & PAUL BARNES
 % Ownership: 100.0000000000%
 Total Value: \$300,320

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.202000	\$300,320	\$300,320	\$3,609.84
02	CITY OF AUSTIN	0.458900	\$300,320	\$300,320	\$1,378.17
03	TRAVIS COUNTY	0.416900	\$300,320	\$300,320	\$1,252.04
0A	TRAVIS CENTRAL APP DIST	0.000000	\$300,320	\$300,320	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.117781	\$300,320	\$300,320	\$353.72
68	AUSTIN COMM COLL DIST	0.100500	\$300,320	\$300,320	\$301.82
HPR1	HOMESTEAD PRESERVATION REINVESTMENT ZONE 1	0.000000	\$300,320	\$300,320	\$0.00
Total Tax Rate:		2.296081			

Taxes w/Current Exemptions: \$6,895.59
 Taxes w/o Exemptions: \$6,895.59

Improvement / Building

Improvement #1: 2 FAM DWELLING State Code: B2 Living Area: 806.0 sqft Value: \$60,160

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	VVV - 3-		1950	806.0

011	PORCH OPEN 1ST F	* - 3-	1950	15 0
011	PORCH OPEN 1ST F	* - 3-	1950	15 0
251	BATHROOM	* - *	1950	2 0

Improvement #2: 2 FAM DWELLING State Code: B2 Living Area: 806 0 sqft Value: \$60,160

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WW - 3-		1950	806 0
011	PORCH OPEN 1ST F	* - 3-		1950	15 0
011	PORCH OPEN 1ST F	* - 3-		1950	15 0
251	BATHROOM	* - *		1950	2 0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.1782	7762.95	45.00	172.51	\$180,000	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2016	\$120,320	\$180,000		0	300,320	\$0
2015	\$105,445	\$150,000		0	255,445	\$0
2014	\$36,202	\$150,000		0	186,202	\$0
2013	\$41,690	\$106,250		0	147,940	\$0
2012	\$46,073	\$85,000		0	131,073	\$0
2011	\$54,450	\$85,000		0	139,450	\$0

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	6/6/2016	WD	WARRANTY DEED	BOWERS REX & PAUL BARNES	POQUITO REX LLC			2016089266
2	3/30/2016	SW	SPECIAL WARRANTY DEED	BTW EASTSIDE PROPERTIES LLC	BOWERS REX & PAUL BARNES			2016047285
3	3/30/2016	SW	SPECIAL WARRANTY DEED	MOSBY JAMES E JR & EVA MARIE	BTW EASTSIDE PROPERTIES LLC			2016047284

Questions Please Call (512) 834-9317

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Central East Neighborhood Plan

PLAN ADOPTED: December 13, 2001

This Neighborhood Plan has been amended by City Council. These amendments may include text changes or Future Land Use Map (FLUM) changes. Please refer to the Ordinance Chart on the planning area webpage for more information on amendments. Planning and Development Review staff updates the Ordinance Chart on a regular basis; however, newly adopted amendments may not be reflected on the chart.

STATION AREA PLAN OR MASTER PLAN

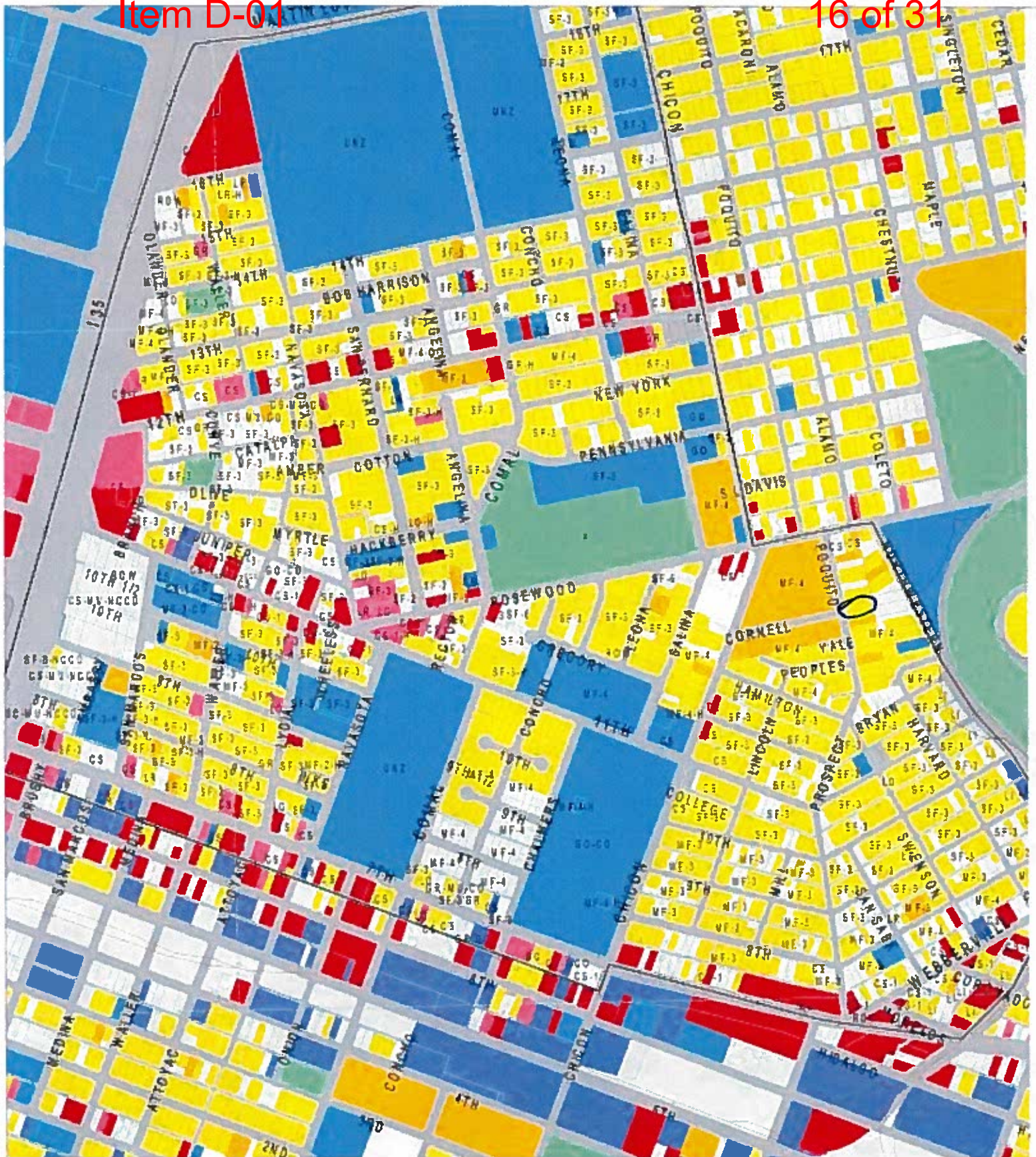
This Neighborhood Plan has been modified with the adoption of the Plaza Saltillo TOD Station Area Plan. This plan should be referenced for properties that are designated as a *Specific Regulating District* on the Future Land Use Map. For zoning, site development and design regulations, refer to the Regulating Plan. These plans can be found at: <http://austintexas.gov/page/austins-tod-process>.



Top Ten Neighborhood Planning Priorities

Although the neighborhood would like to see all parts of the plan implemented, certain issues are considered to be of critical and immediate importance. The Central East Austin Neighborhood Planning Team (NPT), assisted by community input from surveys and meetings, identified the issues of highest priority to the neighborhood. The following elements of the plan are Top Ten Neighborhood Priorities:

1. **Add a conditional overlay (CO) to the specific commercial areas identified that would make conditional or prohibit certain uses that are less neighborhood friendly and contrary to creating pedestrian friendly corridors.**
2. **Facilitate better pedestrian connections across IH-35 in the interim while long-range IH-35 expansion plans are being developed.**
- ✓ 3. **Pursue zoning rollbacks to single-family for properties in the Blackshear/Prospect Hill area that are currently zoned multi-family, commercial, or industrial but used as single-family or are vacant lots to preserve existing housing and encourage infill.**
4. **Work with Huston-Tillotson to explore options for beautifying the retaining wall along 7th Street by planting ivy or a draping plant or having a community mural project.**
5. **Request that a historic survey be completed for identified areas.**
6. **Recommend that eligible historic districts identified in the "Historic Resources Survey of East Austin" report be established as local historic districts per the City's proposed local districts ordinance.**
7. **Implement zoning changes to portions of 7th Street and Webberville Road to address the over supply of intensive CS-1 and LI zoning.**
8. **Plant more trees in Lott and Kealing Parks.**
9. **Provide additional street and alley lighting in the Blackshear/Prospect Hill area for identified locations.**
10. **Consider a tree-planting program as part of making 7th Street a more pleasant gateway.**



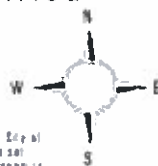
Central East Austin Neighborhood Planning Area Existing Land Use with Zoning Overlay

*Note: Land Use updates January 2001.



Neighborhood Planning
& Zoning Department
9/18/2001

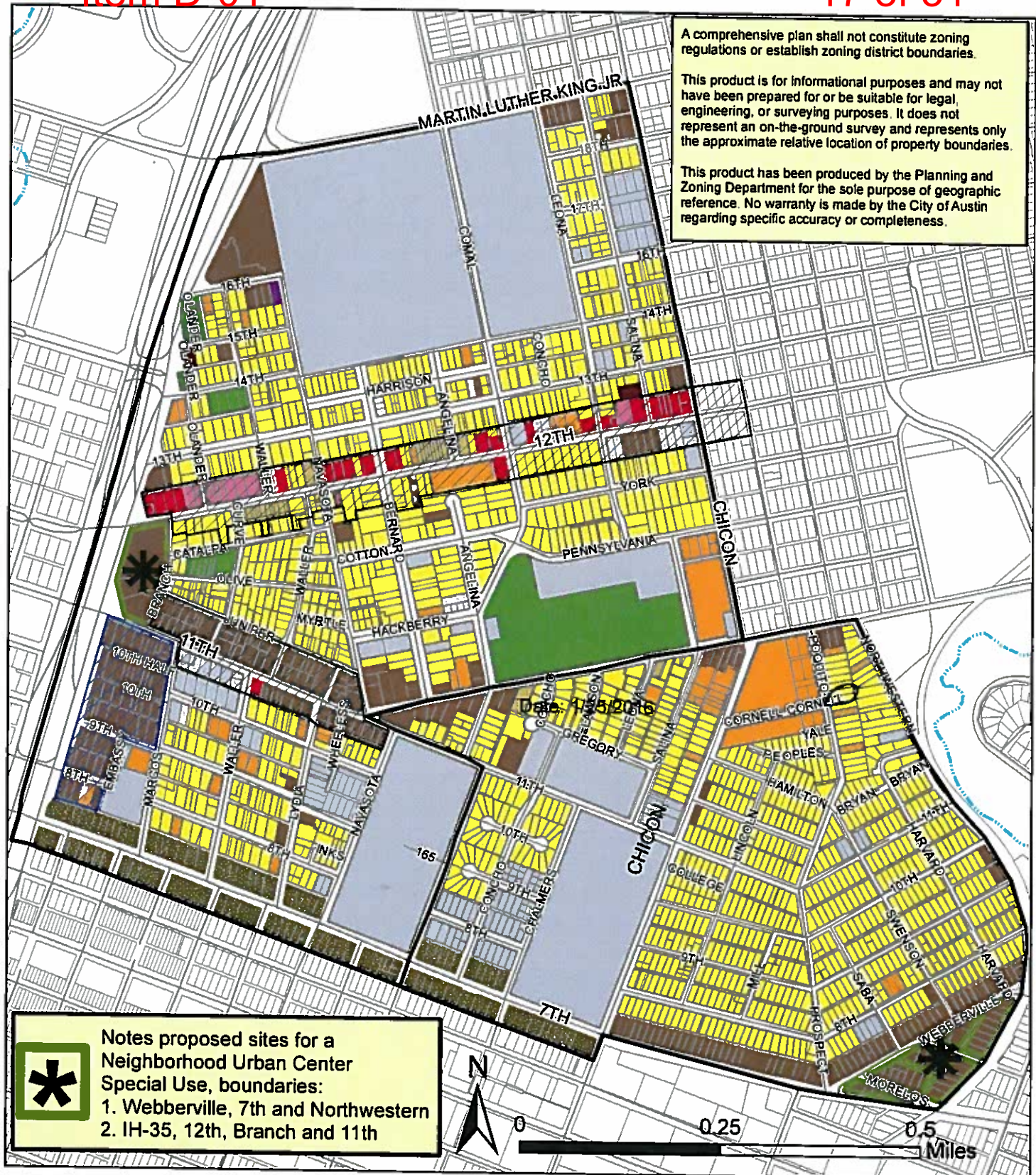
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Existing Land Use

- Large Lot Single-family
- Single-family
- Mobile Homes
- Multi-family
- Commercial
- Office
- Industry
- Mining
- Civic

- Open Space
- Transportation
- Utilities
- Undeveloped
- Water
- Unknown
- CEA Boundary
- Zoning
- Railroads
- Flood Plain



Central East Austin Neighborhood Planning Area
Future Land Use Map
Updated Date: Monday, January 25, 2016
Planning and Zoning Department

- Neighborhood Planning Area
- Bennett Tract & 11th Street NCCD
- Austin Revitalization Authority 11th & 12th Street Corridors

- Single-Family
- Higher-Density Single-Family
- Multifamily
- Commercial
- Neighborhood Mixed Use
- Mixed Use
- Office
- Mixed Use/Office
- Industry
- Civic
- Recreation & Open Space
- Specific Regulating District

ORDINANCE NO. 011213-42

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING DISTRICTS ON APPROXIMATELY 618.9 ACRES OF LAND GENERALLY KNOWN AS THE CENTRAL EAST AUSTIN NEIGHBORHOOD PLAN AREA ("CEA") AND TO CHANGE THE BASE ZONING DISTRICTS ON 134 TRACTS OF LAND IN THE CEA.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to add a neighborhood plan (NP) combining district to each base zoning district within the property and to change the base zoning districts on 134 tracts of land within the property described in Files C14-01-0148, as follows:

Approximately 618.9 acres of land in the City of Austin, more particularly described and identified in the attached Exhibit "A", (the "Property"), save and except the properties known as 2314 East 7th Street and 811 East 13th Street,

generally known as the Central East Austin Neighborhood Plan (NP) combining district, locally known as the property bounded by Martin Luther King Boulevard on the north, Chicon Street and Northwestern Street on the East, IH-35 on the west and 7th Street on the south, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibits "B-1 and B-2".

PART 2. The base zoning districts for the 134 tracts of land are changed from family residence (SF-3) district, family residence-historic (SF-3-H) combining district, multifamily residence medium density (MF-3) district, multifamily residence moderate-high density (MF-4) district, neighborhood commercial (LR) district, neighborhood commercial-historic (LR-H) combining district, community commercial (GR) district, community commercial-mixed use-conditional overlay (GR-MU-CO) combining district, limited office (LO) district, limited office-historic (LO-H) combining district, general office (GO) district, general office-historic-conditional overlay (GO-H-CO) combining district, general commercial services (CS) district, commercial-liquor sales (CS-1) district, commercial-liquor sales-conditional overlay (CS-1-CO) combining district, limited industrial services (LI) district, and public (P) district to family residence neighborhood plan (SF-3-NP) combining district, family residence-historic-neighborhood plan (SF-3-H-NP) combining district, multifamily residence low density neighborhood plan (MF-2-NP) combining district, multifamily residence moderate high density neighborhood plan (MF-4-NP) combining district, limited office-mixed use-neighborhood plan (LO-MU-NP)

TRACT	ADDRESS	FROM	TO
34	1308 7 ST E	CS	CS-CO-MU-NP
35	705 LYDIA ST	LO	SF-3-NP
36	1602 7 ST E	LO	LO-MU-NP
37	1610 & 1604 7 ST E; 1606 7 ST E 1/2	GR-CO-MU	GR-CO-MU-NP
38	1616 7 ST E; 1615 8 ST E	GR	GR-CO-MU-NP
39	1620 7 ST E	CS	CS-CO-MU-NP
40	813 7 ST E	CS	CS-CO-MU-NP
41	901, 903, 905, 911, 913, 917 & 915 7 ST E	CS	CS-CO-MU-NP
42	1007, 1003 & 1021 7 ST E	CS	CS-CO-MU-NP
43	1121 7 ST E	CS	CS-CO-MU-NP
44	1201, 1203, 1205 & 1209 7 ST E	CS	CS-CO-MU-NP
45	1301, 1303, 1305, 1307, 1309 & 1311 7 ST E; 610 NAVASOTA ST	CS	CS-CO-MU-NP
46	1401 & 1403 7 ST E	CS	CS-CO-MU-NP
47	1405 7 ST E	CS-1	CS-1-CO-MU-NP
48	1407 & 1409 7 ST E	CS	CS-CO-MU-NP
49	1411 7 ST E	CS-1	CS-1-CO-MU-NP
50	1503 7 ST E	CS	CS-CO-MU-NP
51	1505 7 ST E	CS-1	CS-1-CO-MU-NP
52	1507 & 1509 7 ST E; 612, 610 & 608 COMAL ST	CS	CS-CO-MU-NP
53	1601 7 ST E	CS	CS-CO-MU-NP
54	1605 7 ST E	LO	LO-MU-NP
55	1607 7 ST E	CS	CS-CO-MU-NP
56	1611 7 ST E	CS	CS-CO-MU-NP
57a	1613 7 ST E	CS	CS-CO-MU-NP
57b	1615 & 1617 7 ST E	GR	CS-CO-MU-NP
58	1619 & 1623 7 ST E	GO	GO-MU-NP
59	1707, 1709, 1711, 1713, 1715 & 1701 7 ST E	GO	GO-MU-NP
60	1805 & 1807 7 ST E	CS-1-CO	CS-1-CO-MU-NP
60	0 7 ST E, Lot 31-32, & E 43ft of Lot 30, Olt 6, Div A, Morse & Smith	CS-1	CS-1-CO-MU-NP
61	1605, 1607 & 1609 8 ST E; 710 CONCHO ST; 1601 & 1603 8 ST E	MF-4	GO-CO-NP
62	1615, 1617, 1623, 1625, 1619, 1621 8 ST E	MF-4	GO-CO-NP
63	1610, 1608, 1606, 1604 & 1602 8 ST E; 803 COMAL ST	MF-4	GO-CO-NP
64	804 CHALMERS AV; 1624, 1622, 1620, 1618, 1616 & 1614 8 ST E	MF-4	GO-CO-NP
65	1615, 1617, 1619, 1621 & 9 ST E; 810, 808 & 806 CHALMERS AV	MF-4	GO-CO-NP
66	904 & 902 CHALMERS AV; 1628, 1626, 1624, 1622, 1616 9 ST E; 903 & 905 CONCHO ST	MF-4	GO-CO-NP
67	1800 11 ST E	CS, MF-4	CS-CO-MU-NP, MF-4-NP
68	1100 CHICON ST	CS	CS-CO-MU-NP
69	0 CHICON ST, 130X90ft & 75X25ft & 36X22ft, Olt 61, Div B	CS	MF-4-NP
69	1145 SALINA ST	CS, MF-4	MF-4-NP
70	1801, 1805, 1809, 1813 & 1819 ROSEWOOD AV; 1148 CHICON ST	CS	CS-CO-MU-NP
70	0 CHICON, 23X38ft, Olt 61, Div B	CS	CS-CO-MU-NP
71	2101 ROSEWOOD AV	CS	CS-CO-MU-NP
72	2103 ROSEWOOD AV	CS	CS-CO-MU-NP
73	1148, 1146 & 1146 1/2, 1144 & 1142 NORTHWESTERN AV	MF-4	SF-3-NP
74	1139 & 1139 1/2, 1141 & 1141 1/2, 1143, 1145 & 1145 1/2 POQUITO ST	MF-4	SF-3-NP
75	1138, 1134, 1136, 1132, 1130, 1128 & 1128 1/2, 1120, 1118 & 1116 NORTHWESTERN AV	MF-4	SF-3-NP

21. The following uses are conditional uses on Tract 96:

Communication service facilities
Kennels
Limited warehousing and distribution

Building maintenance services
Construction sales and services

PART 10. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code.

PART 11. The use and site development regulations applicable to the East 11th Street neighborhood conservation (NCCD) combining district supercede this ordinance to the extent of conflict.

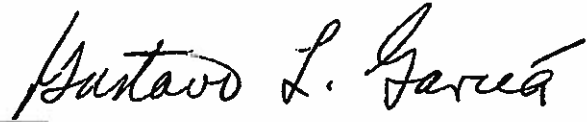
PART 12. The Council waives the requirements of Section 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

PART 13. This ordinance takes effect on December 24, 2001.

PASSED AND APPROVED

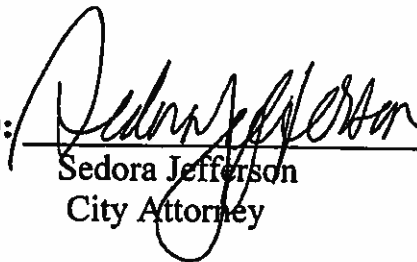
December 13, 2001

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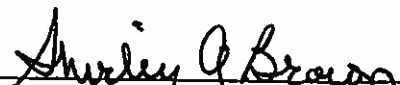


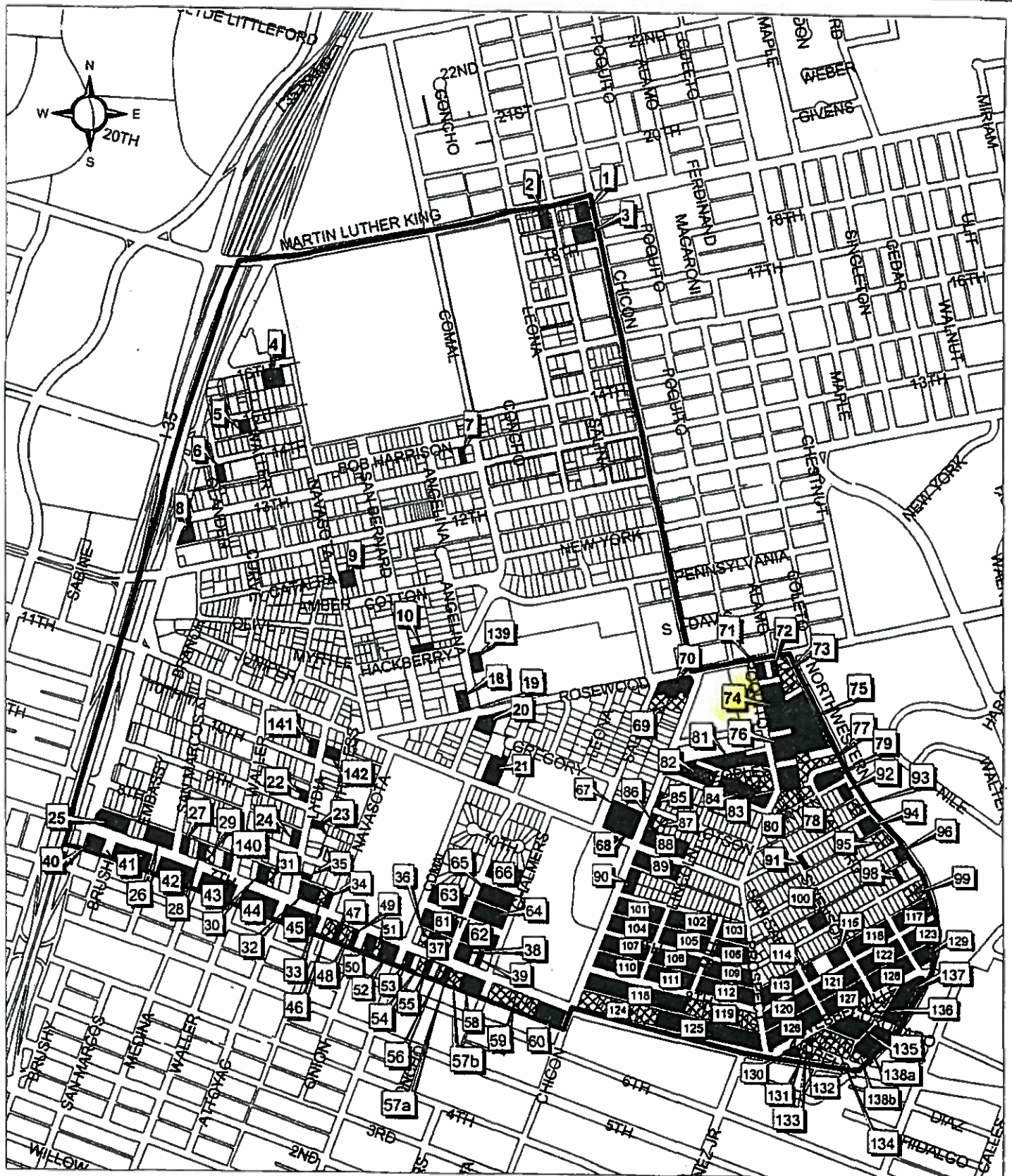
Gustavo L. Garcia
Mayor

APPROVED:


Sedora Jefferson
City Attorney

ATTEST:


Shirley A. Brown
City Clerk






CENTRAL EAST AUSTIN NEIGHBORHOOD PLANNING AREA ZONING CHANGES - EXHIBIT A



City of Austin
Neighborhood Planning &
Zoning Department
December 18, 2001

Case # C14-01-0148

-  Parcels with Recommended Zoning Changes
-  CEA Boundary
-  Other parcels - on some residential lots Smart Growth Infill Special Uses for secondary apartments, urban home, and small lot amnesty would be allowed; and the Neighborhood Mixed Use Building and Urban Center Special Uses on some commercial lots.

ZONING CHANGE REVIEW SHEET

CASE: C14-01-0148 (Central East Austin Neighborhood Plan)**P.C. DATE:** November 14, 2001**AREA:** Approximately 618.9 acres**ADDRESS OF PROPOSED ZONING CHANGE:** The boundaries of Central East Austin Neighborhood Plan area are (see attached list for individual tract information):

North – Martin Luther King (MLK) Boulevard
 East – Chicon and Northwestern
 South – 7th Street
 West – Interstate Highway 35

APPLICANT: City of Austin**AGENT:** City of Austin, Neighborhood Planning and Zoning Department (NPZD)
(Sue K. Hounsel and Sherri Gager)**PROPERTY OWNERS:** See Attached List (Attachment A)**ZONING:** See Attached Chart (Attachment A)**SUMMARY STAFF RECOMMENDATION:**

Staff recommends that a Neighborhood Plan Combining District (NP) be created covering the entire plan area to allow the following SMART Growth Infill Special Uses: Secondary Apartment, Urban Home, and Small Lot Amnesty (Attachment C & D). In addition, staff proposes the Neighborhood Mixed Use Building Special Use for Tracts 1-5, 7-11, 12a-e, 13-16, 17a-c, 18-34, 36-56, 57a-b, 58-60, 67, 68, 70-72, 85, 86, 96, 97, and 124-138. Staff also recommends the Neighborhood Urban Center Special Use for Tracts 11 and 130-138 (Attachment C & D).

Staff recommends base district zoning changes for the 142 tracts as described on the attached zoning map (Attachment B).

Specific base district recommendations include:

Zoning From:	To:
CS	CS-CO-MU-NP
CS	MF-4-NP
CS, MF-4	CS-CO-MU-NP, MF-4-NP
CS, MF-4	MF-4-NP
CS-1	CS-1-CO-MU-NP
CS-1	CS-CO-MU-NP
CS-1, LI	CS-CO-MU-NP
CS-1-CO	CS-1-CO-MU-NP
GO	GO-MU-NP
GO-CO-H	GO-CO-MU-H-NP
GR	LO-MU-NP
LI	CS-CO-MU-NP
LI	LI-CO-NP

LO	LO-MU-NP
LO	SF-3-NP
LO-H	LO-MU-H-NP
LR	LR-MU-NP
GR	GO-CO-MU-NP
GR-CO-MU	GR-CO-MU-NP
SF-3, CS	SF-3-NP, CS-CO-MU-NP
CS	SF-3-NP
MF-3	SF-3-NP
LI	SF-3-NP
LR	SF-3-NP
LR-H	LR-H-MU-NP
MF-4	SF-3-NP
SF-3-NCCD, LO-NCCD	SF-3-NCCD-NP, LO-NCCD-NP
SF-3, SF-3-H	GR-CO-MU-NP, GR-CO-MU-H-NP
SF-3	MF-2-NP
SF-3	SF-3-H-NP
MF-4	GO-CO-NP
P	P-H-NP
LO-NCCD	LO-NCCD-NP
LR-NCCD	LR-NCCD-NP
GR-NCCD	GR-NCCD-NP
GR-CO-MU-NCCD	GR-CO-MU-NCCD-NP
CS-NCCD	CS-NCCD-NP
CS-CO-NCCD	CS-CO-NCCD-NP
CS-MU-NCCD	CS-MU-NCCD-NP
CS-1-NCCD	CS-1-NCCD-NP
CS-1-H-NCCD	CS-1-H-NCCD-NP

Conditional overlay is proposed for Tracts 1, 3, 7, 8, 11, 18-21, 24-27, 29-34, 37-53, 55,56, 57a, 57b, 60-68, 70-72, 85, 86, 96, 97, and 124-138 that would prohibit or make conditional certain uses (Attachment E). Some properties have existing conditional overlays that are recommended to remain and are reflected in Attachment E. In general the Central East Austin Neighborhood Plan proposes making conditional or prohibiting certain uses that are less neighborhood friendly and contrary to creating pedestrian friendly corridors. Some of these uses are restricted in the current East Austin Overlay (EAO). Once neighborhood plans are adopted and specific land use/zoning recommendations are implemented, for the planning areas covered by the current East Austin Overlay those areas will be removed from that overlay. The conditional overlays proposed in the plan would affect GR or more intensively zoned properties in the following areas:

For Seventh Street (north and south) between IH-35 and Prospect; and Webberville "triangle" (south side of Webberville) at 7th and Northwestern. And other IH-35 frontage properties outside of the Bennett Tract and ARA Corridors:

Conditional

Auto Sales
Auto Rental
Commercial Off-street Parking
Communication Service Facilities
Building Maintenance Services
Convenience Storage
Kennels
Construction Sales
Limited Warehousing and Distribution

Prohibited

Drop-off recycling
Scrap & Salvage
Equipment sales
Equipment repair
Campground
Vehicle storage
Laundry services (other than personal services)

STAFF RECOMMENDATION

See Zoning Review Sheet

BACKGROUND

The Central East Austin Neighborhood Planning Area is bordered by Interstate-35 to the west, Martin Luther King Boulevard (MLK) to the north, Chicon Street and Northwestern Avenue to the east, and East 7th Street to the south. In February 2000, City staff held a "kick-off" meeting to introduce the neighborhood planning process to residents, business owners, and property owners. Beginning in March 2000, a Neighborhood Planning Team (NPT) composed of these stakeholders began meeting with City staff to develop the Central East Austin Neighborhood Plan. Since then the NPT has held regular meetings twice a month that were open to the entire neighborhood.

Other community outreach efforts included two neighborhood surveys, one at the beginning and one at the end of the planning process. Additional targeted mailings were sent to neighborhood associations, churches, businesses, and property owners to encourage participation and to seek input. A Community Workshop or "Open House" was held on March 17, 2001 to present a draft plan to the community at large. To date, at least 140 individuals have participated in this process by either attending a planning team meeting or the workshop. A list of Neighborhood Planning Team meetings is included as Attachment I.

Members of the NPT have also met with representatives of the Austin Revitalization Authority (ARA) and presented to the full ARA Board to encourage coordination between the neighborhood plan efforts and the ARA Master Plan and the East 11th and 12th Streets Urban Renewal Plan (URP). The Central East Austin Neighborhood Plan is considered an extension but not a replacement for the ARA Master Plan or the URP. The CEA Neighborhood Plan incorporates by reference the current and previous planning efforts of the ARA, the City and other institutions including:

- The ARA Central East Austin Master Plan and East 11th and 12th Streets Urban Renewal Plan (URP). Implementation of the URP is underway and this plan will not impact the ARA scope of work.
- The 11th Street Neighborhood Conservation Combining District (NCCD).
- Anderson Hill Redevelopment (former SCIP II Project).
- Carver Library and Museum Expansion Project.
- The Huston-Tillotson College Master Plan.

The CEA Neighborhood Plan was passed on first reading by the City Council on October 4, 2001. The goal of the Neighborhood Plan is to guide future development, preserve historic resources, protect existing residential areas, and provide opportunities to improve the quality of life for everyone in the neighborhood. Primary goals related to land use include historic preservation, housing, and encouraging commercial and mixed-use development on major corridors. The proposed zoning changes are consistent with these goals.

The City's Smart Growth Initiative includes an option for neighborhoods to add a Neighborhood Plan Combining District (NP) to the entire planning area. Generally, the purpose of the NP is to allow infill and mixed-use development by implementing a neighborhood plan that has been adopted by Council as an amendment to the City's Comprehensive Plan. Within the NP combining district are special uses that can be applied to a specific property or to the entire plan area. These options were adopted in April 2000 by City Council. The following are Special Uses allowed under a NP that can be applied to an entire planning area: Cottage Lot, Urban Home, Secondary Apartment, Small Lot Amnesty, and Corner Store. The following are special uses allowed only on specific sites: Neighborhood Urban Center, Neighborhood Mixed Use Building, and Residential Infill.

The Central East Austin NPT is interested in applying five of the Smart Growth Special Uses to the Central East Austin Neighborhood, consistent with the plan. The proposed zoning change creates a NP covering the entire area. Three of the options would apply neighborhood wide: Secondary Apartment, Urban Home, and Small Lot Amnesty. The fourth option, Neighborhood Mixed Use Building Special Use would apply to Tracts 1-5, 7-11, 12a-e, 13-16, 17a-c, 18-34, 36-56, 57a-b, 58-60, 67, 68, 70-72, 85, 86, 96, 97, and 124-138. Staff also recommends the Neighborhood Urban Center Special Use for Tracts 11 and 130-138.

BASIS FOR RECOMMENDATION

The staff's basis for recommendation is derived from the goals and objectives for land use as described in the Central East Austin Neighborhood Plan:

1. Preserve, restore, and recognize historic resources and other unique neighborhood features.
Objective: Maintain and preserve the integrity of current residential districts.
Objective: Identify and explore the creation of local, state, or federal historic districts or landmarks.
2. Create housing that is affordable, accessible, and attractive to a diverse range of people.
Objective: Increase opportunities for home ownership.
Objective: Increase the amount of housing units available.
Objective: Maintain and create affordable, safe, well-managed rental housing.
Objective: Preserve the existing housing stock.
Objective: Make it possible for existing residents (both homeowners and renters) to stay.
3. Promote new development for a mix of uses that respects and enhances the residential neighborhoods of Central East Austin.
Objective: Recognize that this is an urban area and identify areas for increased residential density.
Objective: Provide incentives for creating and maintaining neighborhood serving businesses.
Objective: Increase mixed-use opportunities where appropriate on commercial corridors.
Objective: Where appropriate, address mis-matches between desired land use and zoning.

EXISTING CONDITIONS

Zoning and Land Use

Existing Land Use:

Single-Family	30%
Multifamily	2%
Office	1%
Commercial	3%
Mixed Use	0%
Industrial	1%
Civic/Open Space	24%
Transportation/ROW	29%
Vacant	10%

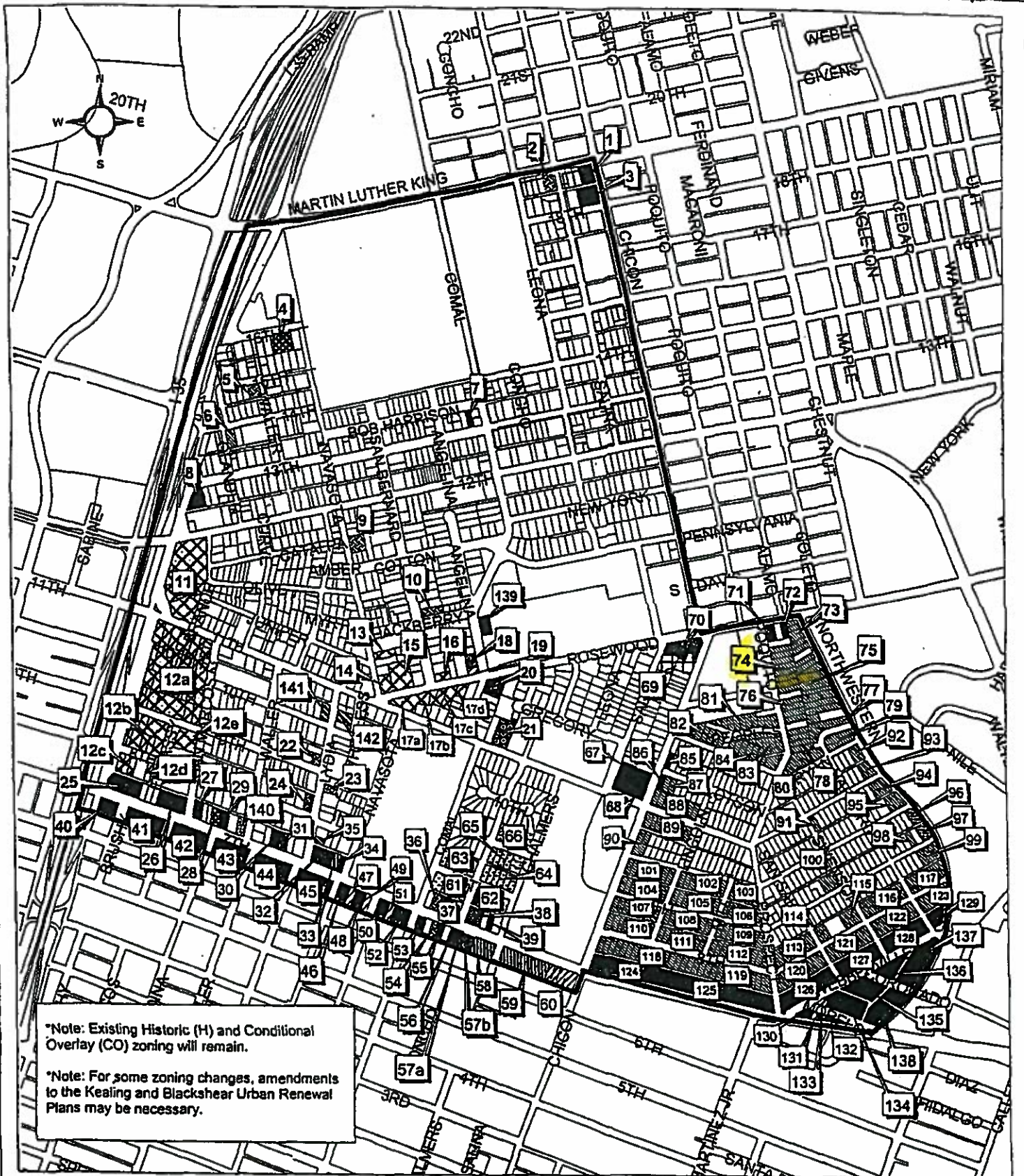
CENTRAL EAST AUSTIN NEIGHBORHOOD PLAN
PROPOSED BASE DISTRICT ZONING CHANGES

Neighborhood Plan Combining District (NP)
Conditional Overlay (CO)
*Neighborhood Mixed Use Bldg. Special Use
+Neighborhood Urban Center Special Use

The following table lists the properties with proposed base district zoning changes
(for example: LI (Limited Industrial) to CS (Commercial Services)). Tract numbers refer to the enclosed map.

TRACT	ADDRESS	OWNER	TAX ID	FROM	TO: staff recom.
1	1809 M L KING JR BV E	TARBOX VENTURES INC	0209090205	CS	CS-CO-MU-NP*
1	1810 CHICON ST	TARBOX VENTURES INC	0209090206	CS	CS-CO-MU-NP*
2	1709 M L KING JR BV E	TAYLOR BOBBY RAY	0209090104	LO	LO-MU-NP*
3	1804 CHICON ST	TARBOX VENTURES INC	0209090207	CS	CS-CO-MU-NP*
3	1808 18 ST E	TARBOX VENTURES INC	0209090210	SF-3, CS	SF-3, CS-CO-MU-NP*
4	1007 16 ST E	TOLLESON R MICHAEL	0209061003	LR-H	LR-H-MU-NP*
4	1007 16 ST E 1/2	TOLLESON R MICHAEL	0209061004	LR	LR-MU-NP*
4	1009 16 ST E	STERZING PHIL TRUSTEE	0209061005	LR	LR-MU-NP*
5	1408 WALLER ST	KUMAR-SALDANA SAVITRI	0209060505	GR	LO-MU-NP*
6	901 14 ST E	TEXAS OPTOMETRIC	0209060401	LO	SF-3-NP
7	1408 13 ST E	OWENS MURRAY M	0209070608	CS	CS-CO-MU-NP*
8	809 13 ST E	DRYDEN S H DR	0208080119	CS-1, LR	CS-CO-MU-NP*
9	1191 NAVASOTA ST	PEASE ELLA	0207080301	LO	LO-MU-NP*
10	1171 SAN BERNARD ST	ZETA PHI BETA SORORITY	0207080601	LO-H	LO-H-MU-NP*
11	1190 BRANCH ST	TEXAS GENERAL	0208060404	CS-NCCD	CS-NCCD-NP*+
11	0 INTERSTATE HY 35 N, 84% Int In .448 acr, Olt 55, Div B	WARD LIQUOR STORE	0208060406	CS-NCCD	CS-NCCD-NP*+
11	0 INTERSTATE HY 35 N, 84% Int In .448 acr, Olt 55, Div B	WARD LIQUOR STORE	0208060406	CS-NCCD	CS-NCCD-NP*+
11	0 BRANCH ST, .252 Acr of Olt 55, Div B	TALASEK R D	0208060407	CS-CO-NCCD	CS-CO-NCCD-NP*+
11	0 BRANCH ST, .049 Acr of Olt 55, Div B	WARD LIQUOR STORE	0208060408	CS-1-NCCD	CS-1-NCCD-NP*+
11	0 & 1101 INTERSTATE HY 35 N, .669 Acr of Olt 55, Div B	TRAVIS COUNTY EMPLOYEES	0208060409	CS-NCCD	CS-NCCD-NP*+
12a	809 10 ST E	ROCCA GREGORY J &	0206050408	CS-MU-NCCD	CS-MU-NCCD-NP*
12a	813 10 ST E	ROCCA GREGORY J &	0206050410	CS-MU-NCCD	CS-MU-NCCD-NP*
12a	817 10 ST E	ROCCA GREGORY J &	0206050411	CS-MU-NCCD	CS-MU-NCCD-NP*
12a	901 10 ST E	ROCCA GREGORY J &	0206050412	CS-MU-NCCD	CS-MU-NCCD-NP*
12a	905 10 ST E	ROCCA GREGORY J &	0206050413	CS-MU-NCCD	CS-MU-NCCD-NP*
12a	907 10 ST E	ROCCA GREGORY J &	0206050414	CS-MU-NCCD	CS-MU-NCCD-NP*
12a	909 10 ST E	ROCCA GREGORY J &	0206050415	CS-MU-NCCD	CS-MU-NCCD-NP*
12a	915 10 ST E	ROCCA GREGORY J &	0206050416	CS-MU-NCCD	CS-MU-NCCD-NP*
12a	912 9 ST E	ROCCA GREGORY J &	0206050417	CS-MU-NCCD	CS-MU-NCCD-NP*
12a	910 9 ST E	ROCCA GREGORY J &	0206050418	CS-MU-NCCD	CS-MU-NCCD-NP*
12a	816 9 ST E	ROCCA GREGORY J &	0206050419	CS-MU-NCCD	CS-MU-NCCD-NP*
12a	812 9 ST E	ROCCA GREGORY J &	0206050420	CS-MU-NCCD	CS-MU-NCCD-NP*
12a	810 9 ST E	ROCCA GREGORY J &	0206050421	CS-MU-NCCD	CS-MU-NCCD-NP*
12a	808 9 ST E	ROCCA GREGORY J &	0206050422	CS-MU-NCCD	CS-MU-NCCD-NP*
12a	0 9 ST E, W 12ft of Lot 7, Olt 1, Div B, Burchard	STATE OF TEXAS	0206050423	CS-MU-NCCD	CS-MU-NCCD-NP*
12a	809 10 1/2 ST E	ROCCA GREGORY J &	0206050506	CS-MU-NCCD	CS-MU-NCCD-NP*
12a	818 10 ST E	ROCCA GREGORY J &	0206050509	CS-MU-NCCD	CS-MU-NCCD-NP*
12a	900 10 ST E	ROCCA GREGORY J &	0206050510	CS-MU-NCCD	CS-MU-NCCD-NP*
12a	909 10 ST E A	ROCCA GREGORY J &	0206050511	CS-MU-NCCD	CS-MU-NCCD-NP*
12a	906 10 ST E	ROCCA GREGORY J &	0206050512	CS-MU-NCCD	CS-MU-NCCD-NP*
12a	908 10 ST E	ROCCA GREGORY J &	0206050513	CS-MU-NCCD	CS-MU-NCCD-NP*
12a	1004 SAN MARCOS ST	ROCCA GREGORY J &	0206050515	CS-MU-NCCD	CS-MU-NCCD-NP*
12a	814 10 1/2 ST E	ROCCA GREGORY J &	0206050516	CS-MU-NCCD	CS-MU-NCCD-NP*
12a	807 11 ST E	WOOTEN ANNE GREENWOOD	0206050604	CS-MU-NCCD	CS-MU-NCCD-NP*
12a	809 11 ST E	ROCCA GREGORY J &	0206050605	CS-MU-NCCD	CS-MU-NCCD-NP*
12a	811 11 ST E	ROCCA GREGORY J &	0206050606	CS-MU-NCCD	CS-MU-NCCD-NP*
12a	813 11 ST E	ROCCA GREGORY J &	0206050607	CS-MU-NCCD	CS-MU-NCCD-NP*
12a	815 11 ST E	ROCCA GREGORY J &	0206050608	CS-MU-NCCD	CS-MU-NCCD-NP*
12a	817 11 ST E	ROCCA GREGORY J &	0206050609	CS-MU-NCCD	CS-MU-NCCD-NP*
12a	907 11 ST E	ROCCA GREGORY J &	0206050610	CS-MU-NCCD	CS-MU-NCCD-NP*
12a	911 11 ST E	ROCCA GREGORY J &	0206050611	CS-MU-NCCD	CS-MU-NCCD-NP*
12a	1016 SAN MARCOS ST	ROCCA GREGORY J &	0206050612	CS-MU-NCCD	CS-MU-NCCD-NP*
12a	1014 SAN MARCOS ST	ROCCA GREGORY J &	0206050613	CS-MU-NCCD	CS-MU-NCCD-NP*
12a	1012 SAN MARCOS ST	ROCCA GREGORY J &	0206050614	CS-MU-NCCD	CS-MU-NCCD-NP*
12a	908 10 1/2 ST E	ROCCA GREGORY J &	0206050615	CS-MU-NCCD	CS-MU-NCCD-NP*
12b	811 9 ST E	ROCCA GREGORY J &	0206050309	CS-MU-NCCD	CS-MU-NCCD-NP*
12b	817 9 ST E	ROCCA GREGORY J &	0206050310	CS-MU-NCCD	CS-MU-NCCD-NP*
12b	818 8 ST E	ROCCA GREGORY J &	0206050311	CS-MU-NCCD	CS-MU-NCCD-NP*
12b	816 8 ST E	ROCCA GREGORY J &	0206050312	CS-MU-NCCD	CS-MU-NCCD-NP*

TRACT	ADDRESS	OWNER	TAX ID	FROM	TO: staff recom.
66	1904 CHALMERS AV	HUSTON-TILLOTSON COLLEGE	0205080235	MF-4	GO-CO-NP
66	1902 CHALMERS AV	HUSTON-TILLOTSON COLLEGE	0205080236	MF-4	GO-CO-NP
66	1628 9 ST E	HUSTON-TILLOTSON COLLEGE	0205080237	MF-4	GO-CO-NP
66	1626 9 ST E	HUSTON-TILLOTSON COLLEGE	0205080238	MF-4	GO-CO-NP
66	1624 9 ST E	HUSTON-TILLOTSON COLLEGE	0205080239	MF-4	GO-CO-NP
66	1622 9 ST E	HUSTON-TILLOTSON COLLEGE	0205080240	MF-4	GO-CO-NP
66	1616 9 ST E	HUSTON-TILLOTSON COLLEGE	0205080241	MF-4	GO-CO-NP
66	903 CONCHO ST	HUSTON-TILLOTSON COLLEGE	0205080242	MF-4	GO-CO-NP
66	905 CONCHO ST	HUSTON-TILLOTSON COLLEGE	0205080243	MF-4	GO-CO-NP
67	1800 11 ST E	MT OLIVE BAPTIST CHURCH	0206090830	CS, MF-4	CS-CO-MU-NP*, MF-4
68	1100 CHICON ST	MOUNT OLIVE BAPTIST	0206090852	CS	CS-CO-MU-NP*
69	0 CHICON ST, 130X90ft & 75X25ft & 36X22ft, Olt 61, Div B	HOUSING AUTHORITY OF	0206090808	CS	MF-4-NP
69	1145 SALINA ST	HOUSING AUTHORITY OF	0206090851	CS, MF-4	MF-4-NP
70	1801 ROSEWOOD AV	ROSEWOOD MISSIONARY	0206090801	CS	CS-CO-MU-NP*
70	1805 ROSEWOOD AV	ROSEWOOD MISSIONARY	0206090802	CS	CS-CO-MU-NP*
70	1809 ROSEWOOD AV	ROSEWOOD MISSIONARY	0206090803	CS	CS-CO-MU-NP*
70	1813 ROSEWOOD AV	POTTS DORIS ATTAL ET AL	0206090804	CS	CS-CO-MU-NP*
70	1819 ROSEWOOD AV	AINSWORTH FORREST	0206090805	CS	CS-CO-MU-NP*
70	1148 CHICON ST	ROSEWOOD MISSIONARY	0206090806	CS	CS-CO-MU-NP*
70	0 CHICON, 23X38ft, Olt 61, Div B	POTTS DORIS ATTAL ET AL	0206090807	CS	CS-CO-MU-NP*
71	2101 ROSEWOOD AV	SHACKLES C J	0206100249	CS	CS-CO-MU-NP*
72	2103 ROSEWOOD AV	MAYS GENE A	0206100251	CS	CS-CO-MU-NP*
73	1148 NORTHWESTERN AV	SNEED OLA LEE MRS	0206100201	MF-4	SF-3-NP
73	1146 NORTHWESTERN AV 1/2	DAVIDSON JOHN EDDIE & ORTENCIO	0206100202	MF-4	SF-3-NP
73	1146 NORTHWESTERN AV	MARTINEZ GILBERT M	0206100203	MF-4	SF-3-NP
73	1144 NORTHWESTERN AV	GARCIA FELIPE & MARIA	0206100204	MF-4	SF-3-NP
73	1142 NORTHWESTERN AV	WALKER GLADYS	0206100205	MF-4	SF-3-NP
74	1139 POQUITO ST	NORRIS EDGAR W	0206100240	MF-4	SF-3-NP
74	1139 POQUITO ST 1/2	MOSBY JAMES E JR &	0206100241	MF-4	SF-3-NP
74	1141 POQUITO ST	JONES ESTER	0206100242	MF-4	SF-3-NP
74	1141 POQUITO ST 1/2	ALEJO SANTOS	0206100243	MF-4	SF-3-NP
74	1143 POQUITO ST	CITY OF AUSTIN	0206100244	MF-4	SF-3-NP
74	1143 POQUITO ST	MCCULLOUGH OTIS	0206100245	MF-4	SF-3-NP
74	1145 POQUITO ST	HART BERNICE	0206100246	MF-4	SF-3-NP
74	1145 POQUITO ST 1/2	MCMILLAN BILLY R &	0206100247	MF-4	SF-3-NP
75	1138 NORTHWESTERN AV	FIGUEROA JULIAN	0206100207	MF-4	SF-3-NP
75	1134 NORTHWESTERN AV	ESPINOSA REYNALDA	0206100208	MF-4	SF-3-NP
75	1136 NORTHWESTERN AV	CITY OF AUSTIN	0206100209	MF-4	SF-3-NP
75	1132 NORTHWESTERN AV	HARRELL ALLEN L	0206100210	MF-4	SF-3-NP
75	1130 NORTHWESTERN AV	MEDINA REYES	0206100211	MF-4	SF-3-NP
75	1128 NORTHWESTERN AV 1/2	RICHARDSON JAMES M	0206100212	MF-4	SF-3-NP
75	1120 NORTHWESTERN AV	LOPEZ EVA	0206100213	MF-4	SF-3-NP
75	1120 NORTHWESTERN AV	SIMENTAL MADALENO	0206100214	MF-4	SF-3-NP
75	1128 NORTHWESTERN AV	AZAR SAM	0206100215	MF-4	SF-3-NP
75	1118 NORTHWESTERN AV	WILEY THOMAS E JR	0206100216	MF-4	SF-3-NP
75	1116 NORTHWESTERN AV	WILEY THOMAS E JR	0206100217	MF-4	SF-3-NP
76	1133 POQUITO ST 1/2	HOLMES ETHEL NELL	0206100235	MF-4	SF-3-NP
76	1135 POQUITO ST	THOMAS MARY ANN & LEON	0206100236	MF-4	SF-3-NP
76	1135 POQUITO ST 1/2	ANDERSON MIKE	0206100237	MF-4	SF-3-NP
76	1137 POQUITO ST	JONES RUTHIE MAE &	0206100238	MF-4	SF-3-NP
77	1114 NORTHWESTERN AV	DEAN EMMA J &	0206100219	MF-4	SF-3-NP
77	2508 WALTER ST	BRAY REGINALD S	0206100252	MF-4	SF-3-NP
77	2504 WALTER ST	ELLISON SHAWN C	0206100253	MF-4	SF-3-NP
77	2502 WALTER ST	LARA GUSTAVO & ROSANA	0206100254	MF-4	SF-3-NP
77	2500 WALTER ST	TELLO JUANITA ALVAREZ	0206100255	MF-4	SF-3-NP
78	1127 POQUITO ST	PUENTE ARMANDO & MARGARITA	0206100230	MF-4	SF-3-NP
78	1129 POQUITO ST	SEPEDA GLORIA	0206100231	MF-4	SF-3-NP
78	1131 POQUITO ST	BILLINGSLEY JOHNSON	0206100232	MF-4	SF-3-NP
78	1131 POQUITO ST 1/2	ALEXANDER MILTON	0206100233	MF-4	SF-3-NP
79	2507 WALTER ST	SCOTT GWENDOLYN	0206101201	MF-4	SF-3-NP
79	1108 NORTHWESTERN AV	SANTANA PERDO L &	0206101202	MF-4	SF-3-NP
79	2504 BRYAN ST	GARCIA VICTORINA	0206101203	MF-4	SF-3-NP
79	2503 WALTER ST	MIRELES BARBARA PEREZ	0206101204	MF-4	SF-3-NP
80	2412 BRYAN ST	CITY OF AUSTIN	0206100223	MF-4	SF-3-NP
80	2410 BRYAN ST	MCHALE KEVIN	0206100224	MF-4	SF-3-NP
80	2408 BRYAN ST	MCHALE KEVIN	0206100225	MF-4	SF-3-NP
80	2406 BRYAN ST	AVALOS NORMA	0206100226	MF-4	SF-3-NP
80	2404 BRYAN ST	VILLARREAL ELIAS & MARIA M	0206100227	MF-4	SF-3-NP
80	2402 BRYAN ST	PROUTT ELIJAH	0206100228	MF-4	SF-3-NP
80	2400 BRYAN ST	CITY OF AUSTIN	0206100229	MF-4	SF-3-NP



Neighborhood Planning &
Zoning Department
created: 10/23/2001
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Rhoades, Wendy

From: Meredith, Maureen
Sent: Tuesday, October 11, 2016 9:26 AM
To: [REDACTED]; Rex Bowers ([REDACTED]), Paul Barnes ([REDACTED])
Cc: Rhoades, Wendy; Walters, Mark
Subject: FW: Please postpone or deny Item E-01--Initiation of rezoning, 1139 1/2 Poquito Street
Attachments: btw eastside to bowers and barnes.pdf; mosby to btw eastside.pdf

Gayle, Rex, and Paul:

FYI.

Maureen

From: OCEAN Contact Team
Sent: Tuesday, October 11, 2016 8:24 AM
To: Oliver, Stephen - BC; Kazi, Fayez - BC; White, Trinity - BC; Shieh, James - BC; McGraw, Karen - BC; Zaragoza, Nuria - BC; Seeger, Patricia - BC; Thompson, Jeffrey - BC; Wilson, Michael - BC; Nuckols, Tom - BC; PineyroDeHoyos, Angela - BC; Vela, Jose - BC; Mathias, Jayme - BC; Meredith, Maureen; wendy.rhoades@austintexas.gov
Cc: Houston, Ora; cj.huchins@austintexas.gov; Nathan Jones; Thomas Van Dyke, Sr.; Tracy Witte; David Thomas; nell.pete; Maegan Ellis
Subject: Please postpone or deny Item E-01--Initiation of rezoning, 1139 1/2 Poquito Street

Dear Chair Oliver, Vice Chair Kazi, Commissioner White and Planning Commission:

The Organization of Central East Austin Neighborhoods (OCEAN), which serves as the neighborhood plan contact team for Central East Austin in District 1, respectfully requests postponement or denial of Item E-01.

Staff represented to us in a meeting last week that they first spoke with one of the new owners (Rex Bowers) and Ms. Gayle Rosenthal (an adjacent property owner and real estate agent) about rezoning 1139 ½ Poquito Street from SF-3 to MF-4 in late 2015, long before Mr. Bowers and his partner Paul Barnes purchased the property and many others in East Austin in March 2016. In all that time, neither the previous owners nor the new owners contacted Blackshear-Prospect Hill Neighborhood Association or OCEAN regarding any proposed change of zoning or redevelopment of the property.

Neither the neighborhood, adjacent neighbors, nor the contact team has had time to meet to publicly discuss the proposed initiation of rezoning, which, when achieved, will enable the Acting Assistant Director, Mr. Jerry Rusthoven, to initiate a neighborhood plan amendment out of cycle to also "correct" the property's FLUM designation. Based on our conversation with Staff last week, OCEAN officers are not convinced that either the zoning or the FLUM designation are in error.

Please allow OCEAN at least one month to gather more facts and collect stakeholder input, and please encourage Mr. Bowers and Mr. Barnes to reach out to OCEAN and Blackshear-Prospect Hill Neighborhood Association, which so far they have not done despite Ms. Meredith's representation to us that she has encouraged them to do so.

Thank you for your thoughtful attention to this case and for your service to Austin.

Sincerely,

Nate Jones

President, Organization of Central East Austin Neighborhoods

Rhoades, Wendy

From: Meredith, Maureen
Sent: Tuesday, October 11, 2016 11:36 AM
To: Walters, Mark; Rhoades, Wendy
Subject: FW: Agenda Item E-01

Mark and Wendy,
FYI.
Maureen

From: Gayle Rosenthal [<mailto:gayle.rosenthal@gmail.com>]
Sent: Tuesday, October 11, 2016 11:33 AM
To: Meredith, Maureen
Cc: natejones@att.net; bill@mosby.com; oc@mosby.com; EnterStardust@gmail.com; rehab@att.net; lee@sherman.com; janie@att.net; David Thomas; Nell Pete; brandy@att.net
Subject: Agenda Item E-01

Hi Maureen,

I will be at the meeting tonight in case anyone wishes to speak with me about the history of this rezoning error. I did reach out to David Thomas to find out if the NA had heard from you and to be available to answer questions.

The 2 deeds attached to Nate Jones's email has no bearing on any issue at hand. It simply reflects that the Mosby's 10 properties were sold as a bundle, probably to investors that pooled their funds and then parceled them out to those investors according to their capital contributions. As a realtor, Mr. Jones would understand how this would work.

I'm not sure how any exchange between the Contact Team and the owners is going to change the facts as they are at this time. Ms. Rhoades' report is pretty clear that the property has always been used as a 4 plex and that down zoning was a mistake. There's a real shortage of rental property on the east side. It's too bad the City isn't contemplating restoration of MF4 zoning on the remaining properties that were down zoned. Multi Family4 zoning across from Rosewood Courts is far more in keeping with the area than SF3, and would be very useful to the community.

Best regards,

--

Gayle Rosenthal
Attorney/Broker
Rosenthal Properties
512-825-9141